184.0	0007	0004.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card /	Total Parcel
APPRAISED:	643,000 /	643,000
USE VALUE:	643,000 /	643,000
ASSESSED:	643,000 /	643,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
6		CAMPBELL RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	NOVELLO DANA
Owner 2:	
Owner 3:	
Street 1:	6 CAMPBELL RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	NOVELLO EDWARD G & FRANCES -
Owner 2:	TRUSTEES/NOVELLO TRUST -
Street 1:	6 CAMPBELL RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .157 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1954, having primarily Wood Shingle Exterior and 1665 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6850.000	199,300	5,800	437,900	643,000
Total Card	0.157	199,300	5,800	437,900	643,000
Total Parcel	0.157	199,300	5,800	437,900	643,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 386.19 | /Parcel: 386.19

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	123976
GIS Ref	
GIS Ref	
Insp Date	07/10/18

!14327!

PREVIOUS ASSESSMENT

Parcel ID 184.0-0007-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	199,300	5800	6,850.	437,900	643,000		Year end	12/23/2021
2021	101	FV	192,100	5800	6,850.	437,900	635,800		Year End Roll	12/10/2020
2020	101	FV	192,100	5800	6,850.	437,900	635,800	635,800	Year End Roll	12/18/2019
2019	101	FV	178,300	5800	6,850.	437,900	622,000	622,000	Year End Roll	1/3/2019
2018	101	FV	193,800	5800	6,850.	369,000	568,600	568,600	Year End Roll	12/20/2017
2017	101	FV	193,800	5800	6,850.	337,800	537,400	537,400	Year End Roll	1/3/2017
2016	101	FV	193,800	5800	6,850.	287,700	487,300	487,300	Year End	1/4/2016
2015	101	FV	192,900	5800	6,850.	250,200	448,900	448,900	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	18:47:20

LAST REV

Date	Time
07/27/18	10:06:50
apro	

TAX DISTRICT | PAT ACCT. 14327

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
NOVELLO EDWARD	39121-477		5/9/2003	Family		No	No		
NOVELLO EDWARD	26474-286		7/5/1996		99	No	No		A

USER DEFINED

Prior Id # 1:	123976
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/2/2012	1441	Manual	5,000	C				
9/29/2008	1205	New Wind	11,212					

ACTIVITY INFORMATION

Date	Result	By	Name
7/10/2018	Meas/Inspect	BS	Barbara S
4/30/2013	Info Fm Prmt	EMK	Ellen K
12/11/2008	Measured	163	PATRIOT
11/15/2008	Meas/Inspect	189	PATRIOT
12/29/1999	Meas/Inspect	263	PATRIOT
7/24/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6850		Sq. Ft.	Site		0	70.	0.91	7									437,851						437,900	

Total AC/HA:	0.15725	Total SF/SM:	6850	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	437,851	Spl Credit		Total:	437,900

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	26 - Wood	20	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1954	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G10	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	20	%
Bsmnt Flr:	14 - Asphalt Tile		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Fair
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Fair
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.35000002
Const Adj.:	0.99792004
Adj $ / SQ:	134.719
Other Features:	73335
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	288906
Depreciation:	89561
Depreciated Total:	199345

COMMENTS

SCUTTLE SINK IN BSMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

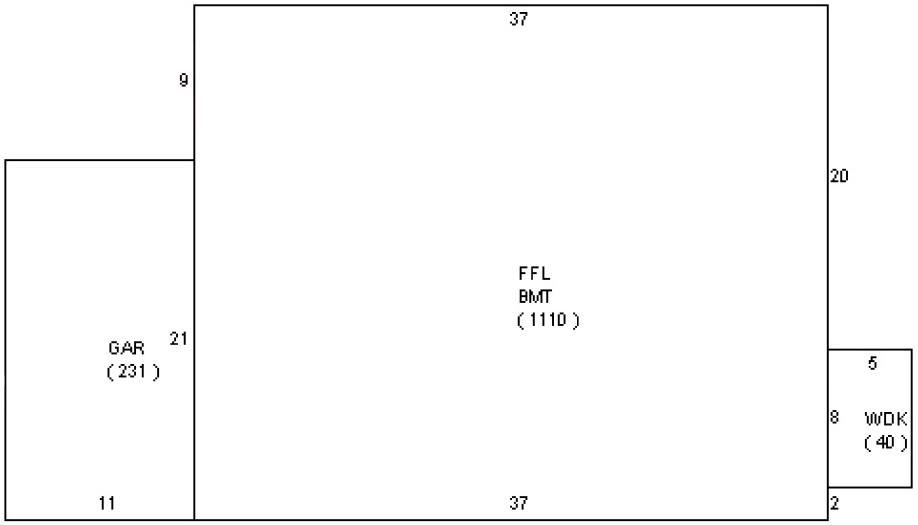
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	134.72
Special Features:	0	Val/Su Net:	80.01
Final Total:	199300	Val/Su SzAd	179.55

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,110	53.550	59,441
FFL	First Floor	1,110	134.720	149,538
GAR	Garage	231	25.770	5,953
WDK	Deck	40	15.970	639

Net Sketched Area:	2,491			Total:	215,571
Size Ad	1110	Gross Area	2491	FinArea	1665

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	C	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 184.0-0007-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X24	A	AV	1954	20.21	T	40	101			5,800			5,800

More:	N	Total Yard Items:	5,800	Total Special Featues:	Total: 5,800